

SECTION 11, TOWNSHIP 52 SOUTH, RANGE 40 EAST
DADE COUNTY, FLORIDA

RECEIVED
203-353
OCT 18 2003

1" = 60'
NORTH

SURVEYOR'S NOTES:

-THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPOSED LEASE PARCEL ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.

-BEARINGS ARE BASED ON THE SOUTH BOUNDARY LINE OF TRACT "B" AS BEING SOUTH 87°51'22" EAST. (PER PLAT)

-ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NATIONAL GEODETIC SURVEY (NGS), NGVD 29 DATUM. ELEVATIONS WERE ESTABLISHED BY GPS OBSERVATIONS USING NGS MONUMENT DESIGNATED "SNAKE" ON SITE ELEVATIONS ARE AS FOLLOWS:

BENCHMARK NO. 1, ELEVATION = 7.37 FEET
BENCHMARK NO. 2, ELEVATION = 6.87 FEET

-THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY AND TOPOGRAPHIC SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

-BURNETT SURVEYING, INC. RELIED ENTIRELY ON THE TITLE SEARCH REPORT PREPARED BY ATTORNEY'S TITLE INSURANCE FUND, INC., FILE FUND # 01-03-8729, EFFECTIVE DATE OF SEARCH: 3-11-03 AT 11:00 P.M. THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

-NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.

-THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

-THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12025C 0080 J, MAP REVISED 03/02/94, NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.

-GEOGRAPHIC INFORMATION IS BASED ON HORIZONTAL VALUES DERIVED FROM INFORMATION SUPPLIED BY THE NATIONAL GEODETIC SURVEY CONTROL MONUMENTATION DESIGNATED "SNAKE" AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE COORDINATES BELOW ARE SHOWN IN NAD83 AND NAD27 VALUES. THE CONVERSION TO NAD27 VALUE WAS PERFORMED UTILIZING "CORPSCON (VERSION 5.11.08)", AS PROVIDED BY THE NGS.; THE HORIZONTAL ACCURACY ARE CERTIFIED TO BE WITHIN FAA 1-A TOLERANCES.

-CENTER OF THE PROPOSED LEASE PARCEL:

	NAD83	NAD27
LATITUDE	25°56'28.99"	25°56'27.65"
LONGITUDE	080°19'31.47"	080°19'32.28"

CERTIFIED TO:

T-MOBILE
8100 S.W. 10TH STREET
PLANTATION, FLORIDA
33324

FURNISHED TITLE SEARCH REPORT NOTES:

THIS SURVEYOR HAS BEEN PROVIDED THE TITLE SEARCH REPORT BY "ATTORNEY'S TITLE INSURANCE FUND, INC." FILE No. 01-03-8729, EFFECTIVE DATE MARCH 11, 2003 AT 11:00 PM. THE FOLLOWING RESTRICTIONS AND EASEMENTS ARE DESCRIBED WITH RELEVANCE TO THE PROPOSED LEASE PARCEL ONLY:

1) PLAT BOOK# 126, PG.#73, UTILITY EASEMENTS AS SHOWN ON SURVEY. ALL NEW ELECTRIC AND COMMUNICATION LINES SHALL BE INSTALLED UNDERGROUND.

2) PLAT BOOK#2, PG.#17, NOT APPLICABLE TO THE PROPOSED LEASE PARCEL.

3) DEED BOOK# 2326, PG.# 501, & PG.# 506, 200' WIDE RIGHT-OF-WAY CENTERED ON ANY STATE ROAD. (PRIOR TO SEP. 2, 1943)

4) O.R. BOOK# 10483, PAGE# 178, MIAMI DADE WATER AND SEWER AUTHORITY EASEMENT, AS SHOWN ON SURVEY.

5) O.R. BOOK# 12675, PAGE# 2793, BLANKET EASEMENT OVER AND ACROSS THE PARKING LOT FOR PARKING AND INGRESS/EGRESS, (NO BUILDINGS OR OTHER STRUCTURES SHALL BE ALLOWED TO ENCROACH ON SAID EASEMENT.)

6) O.R. BOOK# 12901, PAGE# 2701, WATER DISTRIBUTION SYSTEM EASEMENT, 15.0' SANITARY SEWER COLLECTION SYSTEM EASEMENT, AS SHOWN ON SURVEY.

7) O.R. BOOK# AGREEMENT FOR THE CONSTRUCTION OF SANITARY SEWAGE FACILITIES, NOT APPLICABLE TO THE PROPOSED LEASE PARCEL.

8) O.R. BOOK# AGREEMENT FOR THE CONSTRUCTION OF WATER FACILITIES, NOT APPLICABLE TO THE PROPOSED LEASE PARCEL.

LEGEND

S.P.K.	SET NAIL & DISK LB#7078	FIR	FOUND IRON ROD
S.C.I.R.	SET 5/8" CAPPED IRON ROD No. LB7078	FIP	FOUND IRON PIPE
(C)	CALCULATED MEASUREMENT	○	BOLLARD
(D)	FURNISHED DEED MEASUREMENT	⊙	TOWER BASE
(M)	FIELD MEASUREMENT	⊖	GROUND RING
(P)	PLAT MEASUREMENT	⊕	UTILITY POLE
O.R.	OFFICIAL RECORD	⚓	GUY ANCHOR
PG.	PAGE	⚓	WATER VALVE
P.O.B.	POINT OF BEGINNING	A/C	AIR CONDITIONER
P.O.C.	POINT OF COMMENCEMENT	U/E	DENOTES UTILITY EQUIPMENT
P.O.T.	POINT OF TERMINATION	⚓	FIRE HYDRANT ASSEMBLY
E/P	EDGE OF PAVEMENT	00.00	SPOT ELEVATION
R/W	RIGHT OF WAY	⊕	OAK TREE (SIZE AS NOTED)
OHW	OVERHEAD WIRE	⊗	PINE TREE (SIZE AS NOTED)
OHG	OVERHEAD GUY WIRE	✱	PALM TREE (SIZE AS NOTED)
NCF	NO CORNER FOUND/SET		
⊙	LIGHT POLE		
□	STORM GRATE INLET		

LEGAL DESCRIPTION OF PROPOSED 20' ACCESS & UTILITY EASEMENT:

TRACT "A" OF COUNTRY CLUB SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 126, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION OF PROPOSED 20' ACCESS & UTILITY EASEMENT:

A PORTION TRACT "A" OF COUNTY CLUB SQUARE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED TRACT "A"; THENCE RUN SOUTH 87°51'22" EAST ALONG THE NORTH LINE OF TRACT "A" FOR 25.16 FEET TO THE POINT OF BEGINNING OF A 20 FOOT WIDE ACCESS AND UTILITY EASEMENT, LYING 10 ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN SOUTH 00°30'25" WEST, FOR 269.37 FEET; THENCE RUN NORTH 90°00'00" EAST, FOR 125.38 FEET TO THE POINT OF TERMINATION. THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE. CONTAINING 7895.02 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION OF LEASE PARCEL:

A PORTION TRACT "A" OF COUNTY CLUB SQUARE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

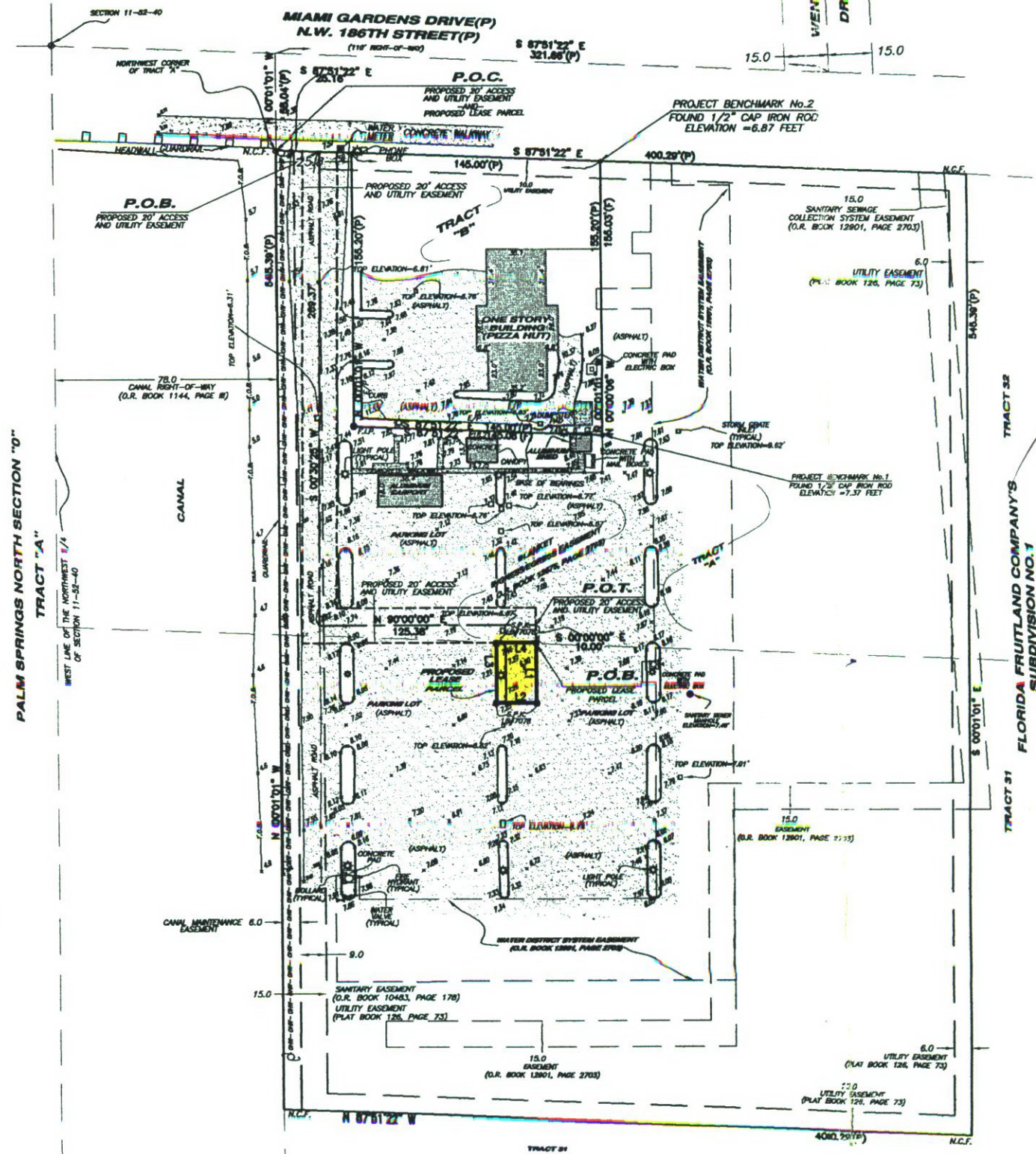
COMMENCE AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED TRACT "A"; THENCE RUN SOUTH 87°51'22" EAST ALONG THE NORTH LINE OF TRACT "A" FOR 25.16 FEET; THENCE RUN SOUTH 00°30'25" WEST, FOR 269.37 FEET; THENCE RUN NORTH 90°00'00" EAST, FOR 125.38 FEET; THENCE RUN SOUTH 00°00'00" EAST, FOR 10.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°00'00" EAST, FOR 33.80 FEET; THENCE RUN NORTH 90°00'00" WEST, FOR 24.00 FEET; THENCE RUN NORTH 00°00'00" EAST, FOR 33.80 FEET; THENCE RUN NORTH 90°00'00" EAST, FOR 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 811.20 SQUARE FEET, MORE OR LESS.

BURNETT SURVEYING, INC.		DRAWN BY: SLC
1628 DALE MARY SUITE 106 LUTZ, FLORIDA 33548 TEL (813) 948-8020 Email: burnett@bsi-surveyors.com PROFESSIONAL LAND SURVEYING SERVICES		CHECKED BY: SEB
SITE NAME: COUNTRY CLUB SHOPPING CENTER SITE No: MD 1210		SURVEYED BY: FS
ADDRESS: 7660 NORTHWEST 108TH STREET		SCALE: 1"=50'
CITY, STATE: MIAMI, FLORIDA ZIP CODE: 33169		F.B: 37
DATE SIGNED: 6/17/03		PG: 8-9
Steven E. Burnett, P.S.M. Professional Land Surveyor and Mapper State of Florida No. 5691		CAD FILE: 13803.DWG
DATE OF FIELD SURVEY: 05/29/03		JOB NUMBER: 520-138-03
		SHEET 02

* SEE SHEET 1 OF 2 *

SECTION 11, TOWNSHIP 52 SOUTH, RANGE 40 EAST
DADE COUNTY, FLORIDA

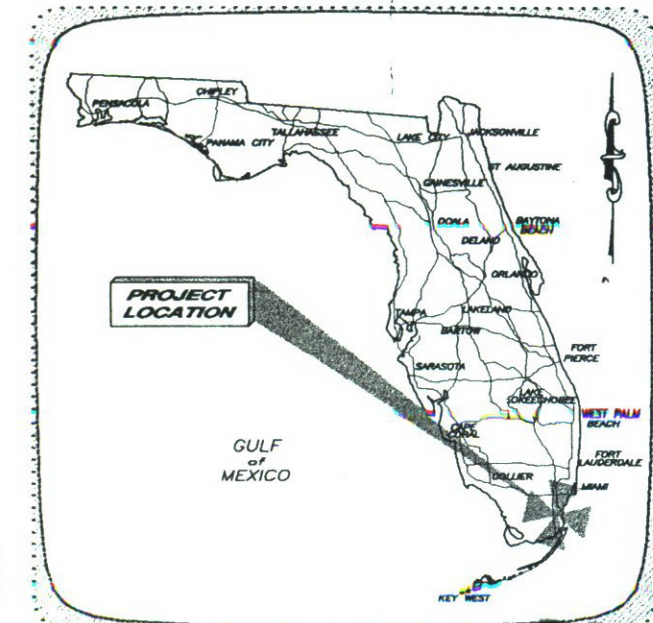
1"=50'
NORTH



LINE	BEARING	DISTANCE
L1	S 00°00'00" E	33.80'
L2	N 90°00'00" W	24.00'
L3	N 00°00'00" E	33.80'
L4	N 90°00'00" E	24.00'

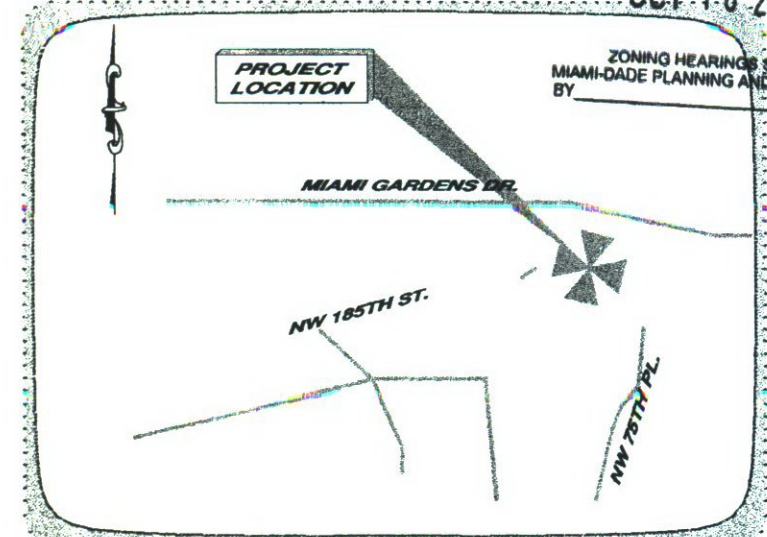
CERTIFIED TO:
T-MOBILE
8100 S.W. 10TH STREET
PLANTATION, FLORIDA
33324

* SEE SHEET 2 OF 2 *



VICINITY MAP
(Not to Scale)

203.353
RECEIVED
OCT 18 2003



LOCATION SKETCH
SECTION 11, TOWNSHIP 52 SOUTH, RANGE 40 EAST
DADE COUNTY, FLORIDA
(Not to Scale)

BURNETT SURVEYING, INC. LBA 7078 1628 DALE MAERY SUITE 106 LUTZ, FLORIDA 33548 P.O. (813) 948-8020 Email: burnett@bsi-surveyors.com PROFESSIONAL LAND SURVEYING SERVICES		DRAWN BY: SLC CHECKED BY: SEB SURVEYED BY: FS SCALE: 1"=50' F.B: 37 P.C: 8-9 CAD FILE: 13803.DWG JOB NUMBER: 520-138-03 SHEET of 2
SITE NAME: COUNTRY CLUB SHOPPING CENTER ADDRESS: 7660 NORTHWEST 186TH STREET CITY, STATE: MIAMI, FLORIDA ZIP CODE: 33169		SITE No: MD 1210 DATE SIGNED: 6/17/03 LAST DATE OF FIELD SURVEY: 05/29/03